009.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	893,500 / 893,500
					USE VALUE:	893,500 / 893,500
					ASSESSED:	893,500 / 893,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON PAULINE/PAUL
Owner 2:	
Owner 3:	
Street 1:	28 GRIDLEY BRYANT ROAD
Street 2:	
Twn/City:	SCITUATE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02066 Type:

PREVIOUS OWNER

Owner 1:	CORTESE-JOHNSON PAULINE A -
Owner 2:	-
Street 1:	28 GRIDLEY BRYANT ROAD
Twn/City:	SCITUATE
St/Prov:	MA Cntry:
Postal:	02066

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Stucco Exterior and 2297 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4874.000	440,500		453,000	893,500
Total Card	0.112	440,500		453,000	893,500
Total Parcel	0.112	440,500		453,000	893,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.99 | /Parcel: 388.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7673
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

!823!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	440,500	0	4,874.	453,000	893,500		Year end	12/23/2021
2021	104	FV	420,100	0	4,874.	453,000	873,100		Year End Roll	12/10/2020
2020	104	FV	420,100	0	4,874.	453,000	873,100	873,100	Year End Roll	12/18/2019
2019	104	FV	325,100	0	4,874.	481,300	806,400	806,400	Year End Roll	1/3/2019
2018	104	FV	325,100	0	4,874.	351,100	676,200	676,200	Year End Roll	12/20/2017
2017	104	FV	304,500	0	4,874.	305,800	610,300	610,300	Year End Roll	1/3/2017
2016	104	FV	304,500	0	4,874.	260,500	565,000	565,000	Year End	1/4/2016
2015	104	FV	270,600	0	4,874.	254,800	525,400	525,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:04:35

LAST REV

Date	Time
10/18/17	15:05:33
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 823

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON PAULINE	31319-464		4/14/2000	Family	10	No	No		
BOUDREAU MATTHE	25705-578		10/3/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	7673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2004	455	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Meas/Inspect	189	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4874		Sq. Ft.	Site		0	80.	1.16	1									452,978						453,000	

Total AC/HA:	0.11189	Total SF/SM:	4874	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,978	Spl Credit		Total:	453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10711789
Const Adj.:	1.00989902
Adj $ / SQ:	201.254
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638388
Depreciation:	197900
Depreciated Total:	440487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

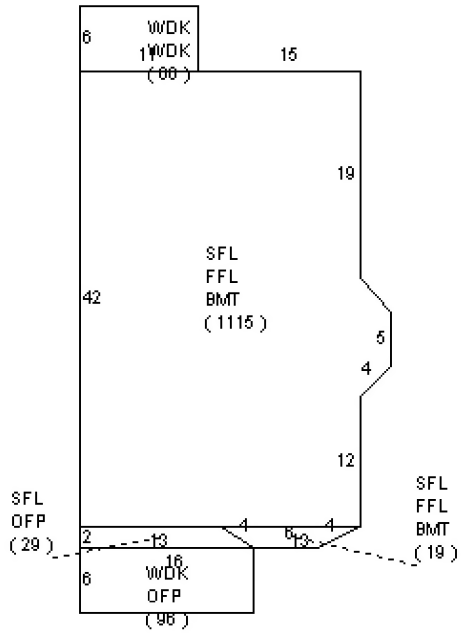
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.25
Special Features:	0	Val/Su Net:	116.41
Final Total:	440500	Val/Su SzAd	191.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,163	201.250	234,058
BMT	Basement	1,134	60.380	68,467
FFL	First Floor	1,134	201.250	228,222
WDK	Deck	228	10.490	2,391
OFP	Open Porch	125	29.990	3,749

Net Sketched Area:	3,784			Total:	536,887
Size Ad	2297	Gross Area	3784	FinArea	2297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc